

4B Homes Limited
Farm Hil
Brighton Road
Woodmancote
Henfield
West Sussex
BN5 9ST

Land at 509125 125895 East Street Billingshurst West Sussex
Ref DC/23/1685

This Planning Statement has been prepared in support of an application seeking the removal of Condition 3 attached to planning permission DC/23/1685 relating to the development of land at 509125 125895 East Street Billingshurst West Sussex.

The condition requires the development to achieve water neutrality prior to occupation of the approved development. This statement explains the background to the proposal, demonstrates the need for removal of the condition, and assesses the proposal against relevant national and local planning policy.

At the time the permission was granted, the condition was imposed in response to concerns regarding the impact of additional water consumption on the integrity of internationally designated habitats within the Sussex North Water Supply Zone and the Arun Valley Special Protection Area (SPA), Special Area of Conservation (SAC), and Ramsar site.

Since the grant of permission, and following communication with Tamara Dale (Principal Planning Officer), she has advised that the council's water scheme has not progressed following the withdrawal of Natural England's Position Statement, so entry into the credit option is not available in the manner previously intended. It is understood that efficiencies were achieved through this water scheme and that there are sufficient savings to address the approved development on site.

As a result of the above, I believe that an application to remove the relevant condition (3) can be removed.

Please do let me know if anything else is required.

Yours sincerely

Simone Brown

